

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: October 26, 2006 Time: 10:05 A.M	Agenda Item No.:
Project Description: Combined Development Permit to allow a Coastal Administrative Permit for the construction of a 5,159 two-story single family residence with an attached garage, well and septic system; and a Coastal Development Permit to allow for the removal of seven protected trees (4 oak trees and 3 pine trees); and Design Approval.	
Project Location: 74 Corona Road, Carmel Highlands	APN: 241-052-001-000
Planning File Number: PLN050447	Name: Alves, Alan & Olivia Reynolds, owners & Rick Kashfi, applicant
Plan Area: Carmel Area Land Use Plan	Flagged and staked: Yes
Zoning Designation: "LDR/1-D (CZ)" [Low Density Residential, 1 acre per unit, Design Control District Overlay (Coastal Zone)].	
CEQA Action: Categorically Exempt per CEQA Section §15303(a)	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Zoning Administrator approve the Combined Development Permit based on the Findings and Evidence (**Exhibit C**) and subject to the recommended Conditions (**Exhibit D**).

PROJECT OVERVIEW: The project is for a two story single family home, well, septic system and tree removal. The approval for a test well and septic system design was received on February 26, 2006. The Carmel Unincorporated/Highlands Land Use Advisory Committee met to discuss this project on September 18, 2006. Their issues of concern are that the house is too massive and that the applicant is removing landmark pine trees. The applicant has reduced and redesigned the master bedroom so that no landmark trees will be removed. See detailed discussion in **Exhibit B**.

OTHER AGENCY INVOLVEMENT:

- ✓ Carmel Highlands Fire Protection District
- ✓ Public Works Department
- ✓ Parks Department
- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Carmel Unincorporated/Highlands Land Use Advisory Committee

The above checked agencies and departments have reviewed this project. Conditions recommended by the Planning Department have been incorporated into the recommended conditions (**Exhibit D**).

The Carmel Unincorporated/Highlands Land Use Advisory Committee voted (6-0) to recommend denial of the project on September 18, 2006 due to the massive look of residence and proposed removal of Landmark Pine trees. Staff has addressed their issues in the Project Overview (**Exhibit B**)

Note: The decision on this project is appealable to Board of Supervisors.

Elizabeth A. Gonzales, Associate Planner
(831) 755-5102, gonzalesl@co.monterey.ca.us
October 2, 2006

cc: Jeff Main, Zoning Administrator; Carmel Highlands Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Carl Holm, Acting Planning & Building Services Manager; Bob Schubert, Acting Planning & Building Services Manager; Elizabeth A. Gonzales, Planner; Carol Allen, Mr. and Mrs. Alves, owners, Rick Kashfi, Applicant; Planning File PLN050447.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Overview
	Exhibit C	Recommended Findings and Evidence
	Exhibit D	Recommended Conditions of Approval
	Exhibit E	Carmel Unincorporated/Highlands Land Use Advisory Committee Minutes from September 18, 2006 meeting
	Exhibit F	Public Comments
	Exhibit G	Letter from Attorney, John Bridges in response to LUAC meeting on September 18, 2006.
	Exhibit H	Site Plan, Floor Plans and Elevations

This report was reviewed by Bob Schubert, Acting Planning & Building Services Manager

EXHIBIT B

PROJECT OVERVIEW

Background

The 0.8 acre parcel (Assessor's Parcel Number 241-052-001-000) is located at 74 Corona Road in the Carmel Highlands. The property is zoned Low Density Residential, 1 unit per acre, Coastal Zone (LDR/1 (CZ)). On February 26, 2006, a Coastal Administrative Permit for a test well (authorizing construction and use of the well for testing) and a septic system design were approved by the Zoning Administrator.

Proposal

The project requires a Coastal Administrative Permit (pursuant to Section 20.14.040.A of the Monterey County code) and Design Approval to allow the construction of a 4,439 square foot two story single family dwelling, 720 square foot attached two-car garage with 711 square feet of porches and decks. The project also includes the removal of seven trees consisting of three Monterey Pines (6", 12" 21" in diameter) and four Oaks (6", 8", 14", and 17" in diameter) which requires a Coastal Development Permit pursuant to Section 20.146.060 (CIP) of the Carmel Area Land Use Plan. There are no Landmark trees proposed for removal.

Tree Removal

Tree removal was addressed through a Forest Management Plan (FMP) dated July 10, 2006 prepared by Frank Ono (Library No. LIB060415). The proposed development has been sited on the lot in so that a minimum amount of trees are required for removal. Per recommendation of the FMP and regulations set forth in Section 20.146.060.D (CIP), the seven trees shall be replaced on site on a one-to-one ratio (see Condition #11). Measures for tree protection during construction have also been incorporated as Condition #10 to include tree protection zones, trunk protection, hand excavation and bridging roots. Should any additional trees not included in this permit be harmed during grading or construction activities in such a way where removal is required, the owner/applicant shall obtain an additional permit and approval by the RMA-Planning Department (See Condition #10).

The applicant reduced the first floor bedroom by 33 square feet in order to save two Landmark Pine trees (26" and 27" in diameter) and has designed a deck around a 25" Pine tree in order to save it. No Landmark trees will be removed. A letter from the Forester dated October 15, 2006, confirms that with proper hand trenching and excavation for the placement of the foundation, the three Landmark trees will safely survive.

LUAC

The Carmel Highlands/Unincorporated Land Use Advisory Committee reviewed the project on September 18, 2006. The Committee voted (6 to 0) to recommend denial of the project due to the massive look of residence and proposed removal of Landmark trees.

Their concerns are in italics below followed by staff responses.

"Six pine trees have been designated for removal, three of these trees are considered Landmark trees and the Carmel LUP states landmark trees should be protected. Also 2.3 Environmentally Sensitive Habitats, 2.3.2 Key policy lists the Monterey Pine as a "sensitive plant community which should be protected, where possible enhanced & restored". There are two more pines #856 and #857 whose location should be verified by planner. These two trees are not shown on the site plan. Under 2.2 Visual Resources, general policies 2.2.3 6 & 7, the statement says

“structures shall be subordinate to and blend into the environment - Where necessary modification of plans shall be required, etc. Also states, “Structures shall be located and designed to minimize tree removal”.

Staff Response:

The applicant has redesigned the project by reducing the size of the first floor bedroom by 33 square feet in order to save the two Landmark Pine trees (26” and 27” in diameter) proposed for removal, and will redesign a deck around a 25” Landmark Pine tree in order to save it. No Landmark trees will be removed for this proposed project. Trees #856 and #857 were inadvertently left off the plans. Revised plans show the location of these two trees. They were originally located above a “back-up” leach line, but the leach line has been moved forward and the revised plans reflect the change.

“House is proposed for maximum height of 30 feet and with attached garage and house totaling 4,719 (includes 615 sq. ft. of decks and 96 sq. ft. of covered porch) this residence on a parcel that is higher than Corona Road appears to be massive in proportion. It is not subordinate to the site as required in the LUP”.

Staff Response:

Proposed structure is a two story single family dwelling with the second story only being one third of the main floor. It is similar in size to existing homes in the area and meets all required site development standards for Low Density Residential (MCC 20.14.060). Structural design and natural materials allow the structure to be subordinate to and blend into the surrounding environment (Policy 2.2.3.6 CLUP). An already approved six foot high natural wood fence will be located on the perimeter of the parcel, which is consistent with the neighboring properties.

“The front and rear elevations appear “busy” with various roof angles. Roof pitch is 6 in 12 which contributes to massive look. There are 9 skylights shown on roofing scheme and these could be annoying to adjacent neighboring residences, and create visual impacts. No lighting plan is shown along with this proposed home and due to the house size and three outdoor ground floor decks, lighting could possibly have impacts on the surrounding neighborhood. Decks are also shown at the second story level as well as those planned at ground level. Deck and patio lighting impacts are possible”.

Staff Response:

The two-story structure does not exceed the required height limit of 30 feet. Applicant will be required to use skylights that are flush with the roofline and clouded so no light shines up and into the neighborhood. As a Condition of Approval, a lighting plan is required prior to issuance of a building/grading permit which clearly states, “All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled”. The condition shall include pre-approval of the lighting plan to include the skylights, from the Carmel Highlands/Unincorporated Land Use Advisory Committee prior to the approval from County (Condition #8).

Committee members felt this home might be fine for a larger parcel but on this .81 acre site it is overwhelming. Allowable lot coverage is 15% and this project comes close to the maximum as proposed at 13.4%. Allowed FAR is not specified so we could not calculate if proposed plan meets the 45% allowed.

Staff Response:

Within the Carmel Highlands area, most of the properties are zoned LDR/1, and are allowed a 15% lot coverage. The applicant is allowed 15% lot coverage of the size of the lot (.81 acres),

which comes to 5293 square feet. Proposed lot coverage is 4686 square feet, 1.6 % less than what is allowed. There is no Floor Area Ratio percentage required of Low Density Residential zoning regulations within the Carmel Highlands area.

Public Comments

Mr. & Mrs. Franks, 79 Corona Road, neighbors directly to the rear of this project have submitted written comments where are enclosed. They have concerns and will be impacted the most from the Alves' project. They object to the size of the proposed home and the footprint which is situated directly in front of their views to the ocean. Re-siting of the residence would save some of the landmark trees. The additional landmark trees are not shown on the plot plan (tress #856 & 857). The Franks have stated they had not received a county agenda notice for the LUAC review.

Staff Response:

Carmel Area Land Use Plan policies do not protect private views. The two trees missing from original plans are now located on the revised plans. No landmark trees will be removed for the proposed project.

Gwynn D'Amaral, 77 Corona Road, stated that if this project is approved and tree removal is allowed it would be setting a precedent for more large homes in the area and further impacts on the Pine forest.

Staff Response:

This is a legal lot of record which is forested with Monterey Pines and smaller Coast Live Oak trees. The applicant is allowed to build a home on this lot and will require tree removal in order to construct a single family home. The project has been designed to minimize tree removal. No Landmark trees will be removed.

Mike Miller, 80 Spruce Way, spoke about concerns for the leach fields and their location up hill from the well.

Staff Response:

As a requirement applicants in the Carmel Area Land Use Plan must receive approval for a test well and septic system design, prior to the application for a home. This applicant received approval on February 23, 2006.

CEQA

California Environmental Quality Act (CEQA) Guidelines Section §15303, categorically exempts construction of a limited number of new, small structures. This includes one single family residence, or a second single family dwelling unit in a residential zone (§15303(a)) and accessory structures such as garages (§15303(e)).

In conclusion, staff has determined that the project, as conditioned, conforms to the County's policies, requirements and standards and recommends approval of the Combined Development Permit.

EXHIBIT C

RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING: CONSISTENCY** – The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the Monterey County General Plan, Carmel Area Land Use Plan, Monterey County Implementation Plan, Part 4 (Chapter 20.146), and the Monterey County Zoning Ordinance (Title 20), which designates this area as appropriate for development.

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents have been evaluated during the course of review of applications. No conflicts were found to exist. Communication was received during the course of review of the project, indicating possible inconsistencies with the text, policies, and regulations in these documents, and warranted minor changes that have been addressed in the staff report.
- (b) The property is located at 74 Corona Road, Carmel Highlands, Carmel Area Land Use Plan. The parcel is zoned “LDR/1-D (CZ)” [Low Density Residential, 1 acre per unit, Design Control District Overlay (Coastal Zone)]. The subject property complies with all the rules and regulations pertaining to zoning uses and any other applicable provisions of Title 20, and is therefore suitable for the proposed development.
- (c) The project planner conducted a site inspection on August 17, 2006. Corona Road is a 25 foot wide road right-of-way, with 12.5 feet encroaching into the subject parcel. The applicant has made the necessary provisions for the additional setback and meets all required site development standards of Low Density Residential (MCC 20.14.060).
- Required Front Setback: 42.5 feet Proposed: 46.5 feet & 51.5
 - Required Side Setback: 20 feet Proposed: 52 feet
 - Required Rear Setback: 20 feet Proposed: 26 feet
 - Allowable Lot Coverage: 15% Proposed: 13.4%
- (d) The project was referred to the Land Use Advisory Committee (LUAC) for review on September 18, 2006. The Committee voted (6 to 0) to recommend denial of the project due to the massive loss of residence and proposed removal of Landmark trees. Their concerns are in italics below followed by staff responses:

“Six pine trees have been designated for removal, three of these trees are considered Landmark trees and the Carmel LUP states landmark trees should be protected. Also 2.3 Environmentally Sensitive Habitats, 2.3.2 Key policy lists the Monterey Pine as a “sensitive plant community which should be protected, where possible enhanced & restored”. There are two more pines #856 and #857 whose location should be verified by planner. These two trees are not shown on the site plan. Under 2.2 Visual Resources, general policies 2.2.3 6 & 7, the statement says “structures shall be subordinate to and blend into the environment - Where necessary modification of plans shall be required, etc. Also states, “Structures shall be located and designed to minimize tree removal”.

Staff Response:

The applicant has redesigned the project by reducing the size of the first floor bedroom by 33 square feet in order to save the two Landmark Pine trees (26" and 27" in diameter) proposed for removal, and will redesign a deck around a 25" Landmark Pine tree in order to save it. No Landmark trees will be removed for this proposed project. Trees #856 and #857 were inadvertently left off the plans. Revised plans show the location of these two trees. They were originally located above a "back-up" leach line, but the leach line has been moved forward and the revised plans reflect the change.

"House is proposed for maximum height of 30 feet and with attached garage and house totaling 4,719 (includes 615 sq. ft. of decks and 96 sq. ft. of covered porch) this residence on a parcel that is higher than Corona Road appears to be massive in proportion. It is not subordinate to the site as required in the LUP".

Staff Response:

Proposed structure is a two story single family dwelling with the second story only being one third of the main floor. It is similar in size to existing homes in the area and meets all required site development standards for Low Density Residential (MCC 20.14.060). Structural design and natural materials allow the structure to be subordinate to and blend into the surrounding environment (Policy 2.2.3.6 CLUP). An already approved 6 foot high natural wood fence will be located on the perimeter of the parcel, which is consistent with the neighboring properties.

"The front and rear elevations appear "busy" with various roof angles. Roof pitch is 6 in 12 which contributes to massive look. There are 9 skylights shown on roofing scheme and these could be annoying to adjacent neighboring residences, and create visual impacts. No lighting plan is shown along with this proposed home and due to the house size and three outdoor ground floor decks, lighting could possibly have impacts on the surrounding neighborhood. Decks are also shown at the second story level as well as those planned at ground level. Deck and patio lighting impacts are possible".

Staff Response:

The two-story structure does not exceed the required height limit of 30 feet. Applicant will be required to use skylights that are flush with the roofline and clouded so no light shines up and into the neighborhood. As a Condition of Approval, a lighting plan is required prior to issuance of a building/grading permit which clearly states, "All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled". The condition shall include pre-approval of the lighting plan to include the skylights, from the Carmel Highlands/Unincorporated Land Use Advisory Committee prior to the approval from County.

Committee members felt this home might be fine for a larger parcel but on this .81 acre site it is overwhelming. Allowable lot coverage is 15% and this project comes close to the maximum as proposed at 13.4%. Allowed

FAR is not specified so we could not calculate if proposed plan meets the 45% allowed.

Staff Response:

Within the Carmel Highlands area, most of the properties are zoned LDR/1, and are allowed a 15% lot coverage. The applicant is allowed 15% lot coverage of the size of the lot (.81 acres), which comes to 5293 square feet. Proposed lot coverage is 4686 square feet, 1.6 % less than what is allowed. There is no Floor Area Ratio percentage required of Low Density Residential zoning regulations within the Carmel Highlands area.

- (e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN050447.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

EVIDENCE: (a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Highlands Fire Protection District, Parks, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- (b) Technical reports by an outside biological consultant indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff concurs. The following reports have been prepared:

“Preliminary Archaeological Reconnaissance” (LIB060412) Archaeological Consulting, Salinas, CA, October 12, 2004.

“Biological Survey” (LIB060411) Ed Mercurio, Biological Consultant, Salinas, CA, October 8, 2004.

“Forest Management Plan” (LIB060415) Frank Ono, Pacific Grove, CA, July 10, 2006.

“Geotechnical and Percolation Investigation” (LIB060406) Soil Surveys, Inc., Salinas, CA, May 10, 2005.

“Addendum to Forest Management Plan” (LETOa_Addendum to FMP) Frank Ono, Pacific Grove, CA, October 15, 2006.

- (c) Staff conducted a site inspection on August 17, 2006, to verify that the site is suitable for this use.
(d) Materials in Project File PLN050447.

3. **FINDING: TREE REMOVAL** – The project includes a Coastal Development Permit for the removal of seven trees (4 Oaks- 6”, 8”, 14”, 17” in diameter & 3 Pines- 6”, 12”, 21” in diameter).

EVIDENCE: (a) Staff finds that that there is no feasible alternative for siting the structure that would minimize development impacts or tree removal in a manner so that the house design conforms to applicable development standards. The applicant reduced the size of the first floor bedroom by 33 square feet in order to retain three Landmark trees (25”, 26” & 27” pines). Proposed structure is a two story single family dwelling with the second story being one third of the main floor. It is similar in size to existing homes in the area. Re-siting options on the site do not provide circumstances where

additional trees could be saved, due to the size of the lot and location of the pre-approved well and septic system design.

- (b) Staff finds that there is no feasible alternative for siting the structure that would minimize development impacts including tree removal. The potential impact to native trees close to the proposed development was assessed in the Forest Management Plan and the Addendum letter from Frank Ono dated October 15, 2006.. Measures for tree protection during construction have been incorporated and include tree protection zones, trunk protection, hand excavation and bridging roots. Additionally, should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain an additional permit and approval by the RMA-Planning Department. (Condition #10)
- (c) Monterey County Code requires that protected tree removal be replaced at a 1:1 ratio, unless such replacement would be detrimental to the long-term health and maintenance of the remaining habitat. The Forest Management Plan states there is sufficient room to plant replacement trees and a schedule to include optimal planting times has been added. (Condition #11)
- (d) A condition has been added that requires the applicant to record a notice stating that a Forest Management Plan has been prepared and any tree removal be in accordance with the approved plan. (Condition #4)
- (e) Forest Management Plan prepared by Frank Ono, dated July 10, 2006, contained in Project File PLN050447.
- (f) The removal will not involve a risk of adverse environmental impacts.

4. **FINDING: CEQA (Exempt):** - The project is categorically exempt from environmental review.

EVIDENCE: (a) CEQA Guidelines lists classes of projects which have been determined to not have a significant effect on the environment and are therefore exempt from the provisions of CEQA.

- Section 15303 (Class 3), categorically exempts construction of a limited number of new, small structures. This includes one single family residence, or a second single family dwelling unit in a residential zone (§15303(a)) and accessory structures such as garages (§15303(e)).

- (b) No adverse environmental effects were identified during staff review of the development application during a site visit on August 17, 2006.
- (c) See preceding and following findings and supporting evidence.

5. **FINDING: NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department Monterey County records and is not aware of any violations existing on subject property.

6. **FINDING: HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed

use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: (a) Preceding findings and supporting evidence.

7. **FINDING: PUBLIC ACCESS** - The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see Section 20.70.050.B.4 of Title 20). No public access is required as part of the project, as no substantial adverse impact on public coastal access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan, can be demonstrated.

EVIDENCE (a) The subject property is not described as an area where the Local Coastal Program requires access.
(b) The subject property is not indicated as part of any designated trails or shoreline access as specified in Policy 5.3.1 of the Carmel Area Land Use Plan.
(c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
(d) Staff site visit on August 17, 2006.

8. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors, but not the Coastal Commission.

EVIDENCE: Sections 20.86.030 and 20.86.080 of Title 20 Zoning Ordinance (Part 1 of the Monterey County Coastal Implementation Plan).

<p align="center">EXHIBIT D</p> <p align="center">Monterey County Resource Management Agency</p> <p align="center">Planning Department</p> <p align="center">Condition Compliance and/or Mitigation Monitoring Reporting Plan</p>	<p>Project Name: <u>ALVES, ALAN & OLIVIA REYNOLDS</u></p> <p>File No: <u>PLN050447</u> APN: <u>241-052-001-000</u></p> <p>Approved by: <u>Zoning Administrator</u> Date: <u>October 26, 2006</u></p>
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**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
1.		<p>PBD029 - SPECIFIC USES ONLY</p> <p>This Combined Development Permit is to allow a Coastal Administrative Permit for the construction of a 5,159 two-story single family residence with an attached garage, well and septic system; and a Coastal Development Permit to allow for the removal of seven trees (4 oak trees and 3 pine trees); and Design Approval. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. [Resource Management Agency (RMA) - Planning Department]</p>	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless other-wise stated	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
2.		<p>PBD025 - NOTICE-PERMIT APPROVAL</p> <p>The applicant shall record a notice which states: "A permit (Resolution No. 050447) was approved by the Zoning Administrator for Assessor's Parcel Numbers 241-052-001-000 on October 26, 2006. The permit was granted subject to 24 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." Proof of recordation of this notice shall be furnished to the Director of RMA - Planning Department prior to issuance of building permits or commencement of the use.</p> <p>(RMA - Planning Department)</p>	Proof of recordation of this notice shall be furnished to RMA - PD	Owner/ Applicant	Prior to Issuance of grading and building permits or start of use.	
3.		<p>PBD030 - STOP WORK - RESOURCES FOUND</p> <p>If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (RMA - Planning Department)</p>	Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.	Owner/ Applicant/ Archaeo- logist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
4.		PBD026 – NOTICE OF REPORT Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Frank Ono, Forester & Certified Arborist, dated July 10, 2006 and is on record in the Monterey County Planning and Building Inspection Department Library No. LIB060447. All development shall be in accordance with this report." (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to PBI.	Owner/ Applicant	Prior to issuance of grading and building permits	
5.		PBD011 - EROSION CONTROL PLAN AND SCHEDULE The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA-Planning Department. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA-Planning Department. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA-Planning Department. (RMA - Planning Department)	1) Evidence of compliance with the Erosion Control Plan shall be submitted to RMA-PD prior to issuance of building and grading permits.	Owner/ Applicant	Prior to Issuance of Grading and Building Permits	
			2) Evidence of compliance with the Implementation Schedule shall be submitted to RMA-PD during the course of construction until project completion as approved by the Director of RMA-PD.	Owner/ Applicant	Prior to Final Inspect-ion	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
6.		PBD014 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. (RMA - Planning Department)	None	Owner/ Applicant	Ongoing	
7.		PBD018(A) - LANDSCAPE PLAN AND MAINTENANCE (SINGLE FAMILY DWELLING ONLY) The site shall be landscaped. At least 60 days prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of Planning and Building Inspection for approval. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County Planning and Building Inspection Department. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to the Planning Department for review and approval.	Owner/ Applicant/ Contractor	At least 60 days prior to final inspection or occupancy	

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			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.	Owner/ Applicant	Ongoing	
8.		<p>NON STANDARD LIGHTING – EXTERIOR LIGHTING PLAN</p> <p>All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. <u>Prior to approval by the Director of Planning and Building Inspection, pre-approval of the lighting plan to include the skylights shall come from the Carmel Highlands/Unincorporated Land Use Advisory Committee.</u> The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. (RMA - Planning Department)</p>	Submit three copies of the lighting plans to PBI for review and submittal to the Carmel Highlands/Unincorporated Land Use Advisory Committee prior to approval of the Director.	Owner/ Applicant	Prior to issuance of building permits.	

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9.		PBD034 - UTILITIES - UNDERGROUND All new utility and distribution lines shall be placed underground. (RMA - Planning Department)	None	Applicant/ Owner	Ongoing	
10.		PBDSP-001-TREE PROTECTION (NON STANDARD) Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of RMA-Planning Department. <u>Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain an additional permit and approval by the RMA-Planning Department.</u> (RMA - Planning Department)	Submit evidence of tree protection to RMA-PD for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
			<u>Submit on-going evidence that tree protection process is in place through out grading and construction phases.</u>	<u>Owner/ Applicant</u>	<u>Prior to final.</u>	

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11.		PBDSP002– TREE REPLACEMENT (NON-STANDARD) The seven protected trees proposed to be removed shall be replaced on a one-to-one ratio. Seven 15 gallon Pine or Oak trees should be planted in the immediate area just to the west of the proposed structure. They also should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer and fall is recommended during the first two years after establishment. (RMA - Planning Department)	Submit landscape plans and contractor's estimate to RMA-PD for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits	
12.		PW0005 – ENCROACHMENT (STD DRIVEWAY) Obtain an encroachment permit from the Department of Public Works and construct a standard driveway connection to Corona Road. (Public Works)	Applicant shall obtain an encroachment permit from DPW prior to issuance of building permits and complete improvement prior to occupancy or commencement of use. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	
13.		PUBLIC WORKS – NONSTANDARD Improve sight distance to the west of the proposed driveway. This may require relocation of the proposed fence along Corona Road and grading of the embankment west of the driveway.	. Applicant is responsible to obtain all permits and environmental clearances.	Owner/ Applicant	Prior to Building/ Grading Permits Issuance	

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14.		WR2 - STORMWATER CONTROL The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Stormwater runoff from impervious surfaces shall be dispersed at multiple points, away from and below any septic leach fields, over the least steep available slopes, with erosion control at outlets. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	

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15.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
16.		WR45 - WELL INFORMATION The applicant shall provide the Water Resources Agency information on the well to serve the project including a map showing the well location and any available well logs/e-logs. (Water Resources Agency)	Submit all applicable well information to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any grading or building permits	

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17.		EH14 - ENGINEERED SEPTIC SYSTEM Submit an engineered wastewater disposal system design to the Director of Environmental Health for review and approval meeting the regulations found in Chapter 15.20 of the Monterey County Code, and <u>Prohibitions</u> of the Basin Plan, RWQCB. (Environmental Health)	Division of Environmental Health must approve plans.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final map/ issuance of building permits.	
18.		EHSP001 - RECORD NOTICE / LONG TERM WATER (NON-STANDARD) The applicant shall record a deed restriction as a condition of project approval stating: "Well yields in fractured rock aquifer systems have been shown to decline significantly over time due to the meager ability of fractured rock to store and transmit water. Therefore, with the intrinsic uncertainties regarding the long-term sustainability of the on-site well proposed to provide the source of domestic potable water on this parcel; then the present and any future owners of this property are hereby given notice that additional water sources may be required in the future." (Environmental Health)	Record a deed restriction with the Monterey County Recorder for the project parcel to the satisfaction of the Division of Environmental Health	Owner/ Applicant	Prior to issuance of a building permit	

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19.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Carmel Highlands Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	

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20.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Carmel Highlands Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	

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21.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Remove combustible vegetation from within a minimum of 30 feet of structures. Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Carmel Highlands Fire Protection District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
22.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
23.		FIRE029 - ROOF CONSTRUCTION - All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	
24.		FIRE30- OTHER NONSTANDARD Residential Sprinkler System to be off Cal-Am System. (Carmel Highlands Fire Protection District)	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	